

City Council
Atlanta, Georgia

00-0-1445

AN ORDINANCE
BY: ZONING COMMITTEE

Z-00-73
8-15-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **498 Peyton Road, S.W.**, be changed from the **R-3 (Single-Family Residential)** District to the **PD-H (Planned Development-Housing)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **213** of the **14th** District, **Fulton** County, Georgia, more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in Land Lot 213, 14th District, City of Atlanta, Fulton County, Georgia and being more particularly described as follows:

Commencing at an Iron pin found (Railroad Iron) at the southeast corner of Land Lot 213,

THENCE North 00 degrees 41 minutes 39 seconds East for a distance of 372.46 feet along the east line of Land Lot 213 to an Iron pin found (Angle Iron),

THENCE North 00 degrees 56 minutes 47 seconds East for a distance of 133.14 feet along the east line of Land Lot 213 to an Iron pin found (1/2" rebar) and the TRUE POINT OF BEGINNING;

THENCE North 88 degrees 39 minutes 47 seconds West for a distance of 469.67 feet to an Iron pin found (1/2" rebar);

THENCE North 16 degrees 46 minutes 47 seconds West for a distance of 200.20 feet to an Iron pin found (1/4" rebar);

THENCE North 16 degrees 30 minutes 14 seconds West for a distance of 99.95 feet to an Iron pin found (1/2" rebar);

THENCE North 16 degrees 03 minutes 33 seconds West for a distance of 119.95 feet to an Iron pin found (1/2" rebar);

THENCE North 88 degrees 05 minutes 19 seconds West for a distance of 290.18 feet to an Iron pin found (1" or 1 1/2" top pipe) on the easterly right of way margin of Peyton Road;

THENCE North 01 degrees 24 minutes 52 seconds West for a distance of 50.23 feet along the easterly right of way margin of Peyton Road to an Iron pin found (1" or 1 1/2" top pipe);

THENCE leaving the easterly right of way margin of Peyton Road South 88 degrees 59 minutes 37 seconds East for a distance of 885.82 feet to an Iron pin set (1/2" rebar) on the east line of Land Lot 213;

THENCE South 00 degrees 41 minutes 21 seconds West for a distance of 458.10 feet along the east line of Land Lot 213 to an Iron pin found (1/2" rebar) and the TRUE POINT OF BEGINNING;

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 6.008 acres more or less.

2-00-73